

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33487

54/55

Property Information

property address: 2609 TODD

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 14 THRU 19 (N 75' OF), & 10'X75'
OF 13

owner name/address: SZABUNIEWICZ, CHARLES H

3801 5TH ST

BRYAN, TX 77801-4554

full business name: N/A

land use category: SF-REST

type of business: N/A

current zoning: C3

occupancy status: vacant occup

lot area (square feet): 23250

frontage along Texas Avenue (feet): N/A

lot depth (feet): 250

sq. footage of building: 774

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

135

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): wood frame

building/site condition: 2

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: 0 type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no:

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: groomed lot

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no

are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

shack-like structure present, but looks inhabited.
Primarily Empty lot.